

OLIVERS TOWN



TO LET

Tollington Way, Holloway N7

£280PW
£1PCM



BEDROOM

1



RECEPTION

1



BATHROOM

1

OLIVERS TOWN



A well presented one double bedroom flat arranged over the first floor of this period property. Accommodation, in brief, comprises modern open plan kitchen/reception room, spacious double bedroom and a contemporary shower room. Further benefits include high ceilings and sash windows throughout. Ideally located close to the local shops and amenities on Holloway Road and Hornsey Road, while all transport links to the City and the West End are also within easy reach. The nearest underground station is Holloway Road (Piccadilly Line).

REF. 41095

OLIVERS TOWN



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Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,401
Over 3 years you could save	£ 414

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 99 over 3 years	£ 63 over 3 years	
Heating	£ 1,098 over 3 years	£ 720 over 3 years	
Hot Water	£ 204 over 3 years	£ 204 over 3 years	
Totals	£ 1,401	£ 987	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

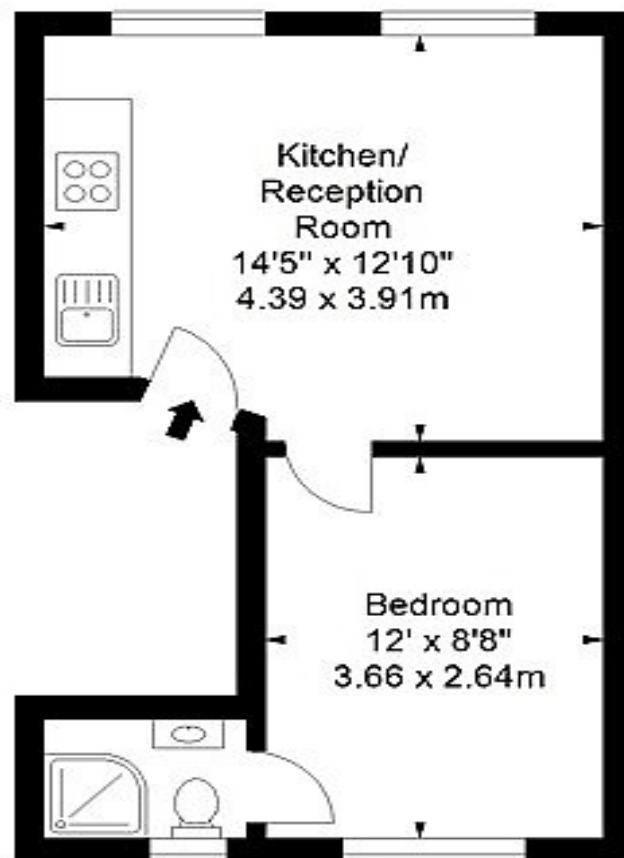
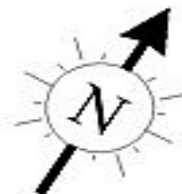
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 381	

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Tollington Way , N7
Approx. Gross Internal Area *
306 Ft² - 28.43 M²



First Floor

Every attempt has been made to ensure the accuracy of this floor plan however, measurements are approximate and for illustration purposes only. Measured in accordance with the RICS code of measuring practice. Not to scale
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Energy Performance Certificate

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Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 99 over 3 years	£ 63 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £ 414 over 3 years </div>
Heating	£ 1,098 over 3 years	£ 720 over 3 years	
Hot Water	£ 204 over 3 years	£ 204 over 3 years	
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2 Low energy lighting for all fixed outlets	£ 15	£ 33	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

